

**MINUTES OF THE JONESTOWN CITY COUNCIL REGULAR MEETING HELD
DECEMBER 9, 2010, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM 1431,
SUITE 3-A, JONESTOWN, TEXAS**

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

MAYOR DEANE ARMSTRONG

Mayor Armstrong called the meeting to order at 7:31 p.m.

2. ROLL CALL

ASSISTANT CITY SECRETARY

Upon roll call, the following members were present: Alderman Moore, Alderman Wedell, Alderman Nichols, Mayor Armstrong and Alderman Aaron. Mayor Pro Tem Buckle arrived at 7:35 p.m. A quorum was present.

3. APPROVAL OF MINUTES

November 4, 2010 Special Called Meeting

Alderman Nichols made a motion to approve the minutes of November 4th, 2010. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, Mayor Pro Tem Buckle, and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

B. CITIZEN COMMUNICATIONS

There were no citizens present to speak to Council on issues not on the agenda.

C. GENERAL BUSINESS AND ACTION ITEMS

1. Presentation of Certificate of Appreciation to Robert Donnelly for his service as a Commissioner of the Planning and Zoning Commission.

Mayor Armstrong presented the certificate to Robert Donnelly thanking him for his service.

2. State of Texas Chili POD

- a. Presentation by the State of Texas Chili POD of donation checks from the June 2010 Chili Cook-Off.

Steve Ashman presented checks and thanked everyone for allowing the event to continue at the park. North Lake Travis Fire and Rescue received \$1,000, the Northwest Rural Center Advisory Board received \$500, the Jonestown Parks Department received \$1,000 and the Jonestown Library received \$500.

- b. Discuss and consider waiving of park fees for the 2011 Annual CASI State of Texas POD Chili Cook-Off.

Alderman Aaron made a motion to waive park fees for the 2011 Annual CASI State of Texas POD Chili Cook-Off. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols, Alderman Wedell and Alderman Moore. No: None. Abstain: None. The motion carried unanimously.**

3. Discuss and consider a Development and Annexation agreement for the Easy Street Lodges.

John Shipley gave a presentation on his intended project. The following citizens commented negatively on the agenda item: Clarence Brown, Rod Schaffner, Margo Mermelstein, Danny Dexter, Melissa Fletcher, Bill Goins, Leo Jaque, and Bob Keith.

The item was withdrawn by the applicant and no action was taken. Mayor Armstrong announced that Council would take a five minute break. Council returned to the dais at 9:10 p.m.

4. Public Hearing:

- a. To consider a request by MDR Hollows, LP to amend the planned unit development district zoning of Carlton Planned Unit Development, located in The Hollows Subdivision, at Destination Way and Old Burnet Road, to decrease density from 850 dwelling units to approximately 400 dwelling units and change the hotel and condo uses to single family residential uses.

Steve Metcalf represented the developer and addressed Council on the request. After a brief discussion, Alderman Wedell made a motion to close the public hearing. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

4. Public Hearing:

- b. To consider a zoning change from R-3 to R-1 for Estate Tract 35 of the Northlake Hills Subdivision.

Marilee Pfannstiel presented the issue for the owner who intends to build a home on the lot. Alderman Nichols made a motion to close the public hearing. Mayor Pro Tem Buckle seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

5. Action from Public Hearing:

- b. Discuss and consider an ordinance changing zoning from R-3 to R-1 for Estate Tract 35 of the Northlake Hills Subdivision.

Alderman Aaron made a motion to change zoning from R-3 to R-1 for Estate Tract 35 of the Northlake Hills Subdivision. Mayor Pro Tem Buckle seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols, Alderman Wedell and Alderman Moore. No: None. Abstain: None. The motion carried unanimously.**

5. Action from Public Hearing:

- a. Discuss and Consider an Ordinance on the request by MDR Hollows, LP to amend the planned unit development district zoning of the Carlton PUD located in the Hollows Subdivision to decrease the density from 850 dwelling units to 400 dwelling units.

Alderman Wedell made a motion to approve the request by MDR Hollows, LP to amend the planned unit development district zoning of the Carlton PUD located in the Hollows Subdivision to decrease the density from 850 dwelling units to 400 dwelling units. Alderman Nichols seconded the motion. There was discussion about requiring garages. Mr. Metcalf and City Attorney Paige Saenz devised language to be added to the ordinance to solve this issue. The language added was, "one car garages for units below 800 feet, and two car garages for units above 800 feet." This was in the form of a friendly amendment by Alderman Moore, which was accepted. There was more discussion about lot sizes and impervious cover in the subdivision. Another friendly amendment was offered, to limit the small lots to a maximum of 100 lots of less than 8,000 square feet. This amendment was also accepted. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

10. Discuss and Consider renewal of a Park Vendor agreement.

City Administrator, Dan Dodson spoke to Council about the existing agreement and suggested making some changes. There was discussion concerning the location and agenda wording. Alderman Nichols made a motion to table the issue until the January meeting. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

6. Discuss and Consider the First Amendment to the First Amended and Restated Development and Annexation agreement for the Carlton Tract and Tract 5, (Hollows).
7. Discuss and Consider a Wholesale Wastewater Agreement with the City of Lago Vista.
8. Discuss and Consider a Wastewater Services Agreement with MDR Hollows, LP.

City Attorney Saenz suggested taking items 6, 7 and 8 together since they are all related. City Administrator Dodson said that he is very comfortable with the product from the attorneys. Alderman Nichols was also comfortable with the letters of credit. Mayor Pro Tem Buckle made a motion to (6) adopt the First Amendment to the First Amended and Restated Development and Annexation agreement for the Carlton Tract and Tract 5, (Hollows); (7) adopt a Wholesale Wastewater Agreement with the City of Lago Vista;

and (8) adopt a Wastewater Services Agreement with MDR Hollows, L.P., subject to the City attorney finalizing the agreements and authorize the Mayor to sign the wastewater agreements. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols, Alderman Wedell and Alderman Moore. No: None. Abstain: None. The motion carried unanimously.**

- 9 Discuss and Consider an Ordinance amending the City's flood plain ordinance to establish regulations for dry dock structures.

There was no action on this item.

11. Discuss and Consider authorization to participate in a Regional Economic Development study.

Mr. Dodson spoke to Council about the progress of the study. After discussion, Alderman Nichols made a motion to contribute \$2,500 to participate and authorize the Mayor to execute an interlocal agreement to that effect. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols, and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**


12. Update on road maintenance project.

Mr. Dodson, Alderman Nichols and Alderman Aaron gave an update on the progress of the road maintenance project.

D. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 10:30 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON JANUARY 13, 2011.


Deane Armstrong, Mayor
City of Jonestown

ATTEST:


Linda Hambrick, City Secretary